



BUILDING SURVEY REPORT

[13th January 2023]

ADDRESS

Woodland Avenue

Ayesha Williams -2107932

Building Surveying

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About the inspection and report

Surveyor's Name
Ayesha Williams
Student Number
2107932
Date of Inspection
13 th January 2023
Full address and postcode of property
Woodland Avenue
Weather Conditions during inspection
Sunny and Dry Conditions
Status of property at time of inspection
Occupied

Overall Opinion

3

Elements that require immediate attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element No.	Element Name

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element No.	Element Name
	Main External walls
	Electricity
	Gas
	Heating/Hot Water
	Drainage

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element No.	Element Name
	Windows & Outside doors
	Conservatory and Porches
	Boundary walls
	Roof Structure
	Ceilings
	Walls and Partitions
	Built in fittings (built in kitchen and other fittings not including appliances)
	Woodwork (for example staircase joinery)
	Bathroom fittings
	Water
	Garage
	Driveway
	Rear Garden
	Front Garden

NI

Elements not inspected

We carry out a visual inspection, so several elements may not have been inspected. These are listed here.

Element No.	Element Name
	rainwater pipes & gutters
	Eaves & Soffits
	Other joinery and finishes
	Floors
	Fireplaces, chimney breasts and flues
	Roof Coverings and chimneys

About the property

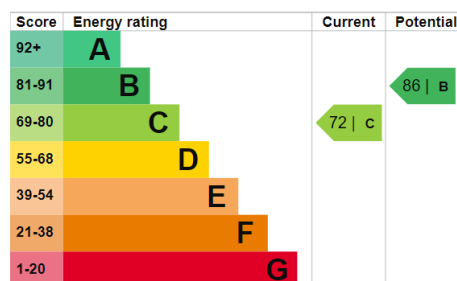
Type of Property

A traditional 3-bedroom semi-detached house situated at the head of a cul-de-sac benefitting from double glazing and gas central heating throughout. The property comprised of 2 floors. Ground floor housing kitchen and dining room, living, conservatory, hallway leading to a downstairs W/C. 1st floor consists of 2 double bedrooms and a 1 large single bedroom and a family bathroom. The property consists of a loft not suitable for habitation however large enough to house storage. The property holds a large driveway for approx. 4 motors, a front low maintenance garden layered with fake artificial grass and a smaller front area layered with slate chippings. To the rear of the property the house has a large rear garden fully concreted and finished with artificial grass. The house has an external detached garage with large metal roller shutter door and smaller side access via a side gate connecting the rear garden with the house. Large wooden and metal gates to rear provide additional parking and access to nearby street.

Council Tax Band

The Welsh Assembly Government changed the number and range of council tax bands from 1 April 2005. All dwellings in Wales were re-banded into nine bands, A - I, with A being the lowest. From data available on the Bridgend County Council, the property is rated at band D.

Energy & Sustainability Performance



Using the information provided on the Energy performance register and similar properties in the area, this property would be considered a 'C' Grade with a potential of a 'B' if necessary, works were to be carried out.

The following comments are based on 'assumptions' due to restricted access.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 150mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators – mains gas	Good
Main heating control	Programmer, room thermostat and TRV's	Good
Hot Water	From main system	Good
Lighting	Low energy	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary Heating	None	N/A

The sustainability performance of this house based on the EPC shows that similar houses in the area on average produce – 6 tonnes of CO2 and the potential production is around 1.2 tonnes of CO2. To improve the environmental impact it is recommended to carry out the following: - ✓ Floor insulation ✓ Low energy lighting and bulbs ✓ Solar water heating The estimated energy cost for this type of property is £630 and a £90 saving if the above tick list is completed.			

Approximate year the property was built

Circa 1980

Approximate year the property was extended

This property has benefitted from 2 forms of extensions within previous years.

One of the extensions being done in 2004 which was the construction of a conservatory to the rear of the property built with red faced brick base formed with 12 double glazed spilt glass panels forming the sides of the conservatory and double-glazed roof formed of 14 glass panels.

In 2006 a porch extension to front of the house was built to house a downstairs W/C and an additional side door. The porch extension consists of a pitched roof of concrete interlocking tiles matching with the exterior roof. Clean finish to the interior walls, plaster skimmed and white emulsion paint.

Approximate year the property was converted

N/A

Construction

The construction comprises a cavity wall with block and brick-built structure. The roof comprises pitched roof of concrete interlocking tiles on a gable roof. Removal of chimney was done 7 years ago due to it being unused and possible damage occurring, although neighbouring property does still have their chimney present.

	Living Rooms	Bedrooms	Bath / Shower	Toilet	Kitchen	Utility Room	Conservatory	Garage / Other
Lower Ground								
Ground	1			1	1		1	1
First		3	1					
Second								
Third								
Other								

Roof								
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Location and Facilities

Grounds

Appropriately sized gardens to the front with side access to the rear garden. Access required by a wooden side gate.

Location

The property is set within a short walk to the town centre and is situated in a residential area of similar and varying house designs.

Facilities

Local facilities are within short walking distance, these facilities include shops, doctors' surgeries, leisure facilities and a main rail link. A large playing field is situated towards the end of the residential estate, the playing field is bordered with a small stream susceptible to small floods with adverse weather conditions.

Local Environment

The large playing field is situated towards the end of the residential estate, the playing field is bordered with a small stream susceptible to small floods with adverse weather conditions. Using an online source known as the BGS website, this provides us understanding that the property is not based or constructed on a foundation which may cause immediately concern in the long term.

Security

The property has been recently fitted with 4 x CCTV cameras surrounding the entire house. Smaller metal gates for access to the front drive of the house. The rear of the property has large wooden and metal bi folding gates.

Outside the property

Limitations to the inspection

The gutters and eaves limited to inspection due to height.

Roof coverings & Chimney Stacks

NI

The roof comprises pitched roof of concrete interlocking tiles on a gable roof. Removal of chimney was done 7 years ago due to it being unused and possible damage occurring, although neighbouring property does still have their chimney present.

Rainwater pipes & gutters**NI**

All pipes are of uPVC plastic construction in traditional white colour. Gutters appears to be clear of debris and flowing freely. Assumptions must be made due to unable to access height of this. All pipes and gutter work are in generally good condition.

Be advised that downpipes and gutters require high maintenance and periodic inspections to ensure no damage to the property itself. Inadequate maintenance of these can result in property having damp and timber decays.



Eaves & Soffits

NI

All eaves and soffits are of uPVC construction in a traditional white colour to match windows and doors. All in good condition with no evidence of disrepair.

If any soffits become damaged, immediate investigation is advised. Damaged soffits can damage open timbers with rot.

Main External walls

2

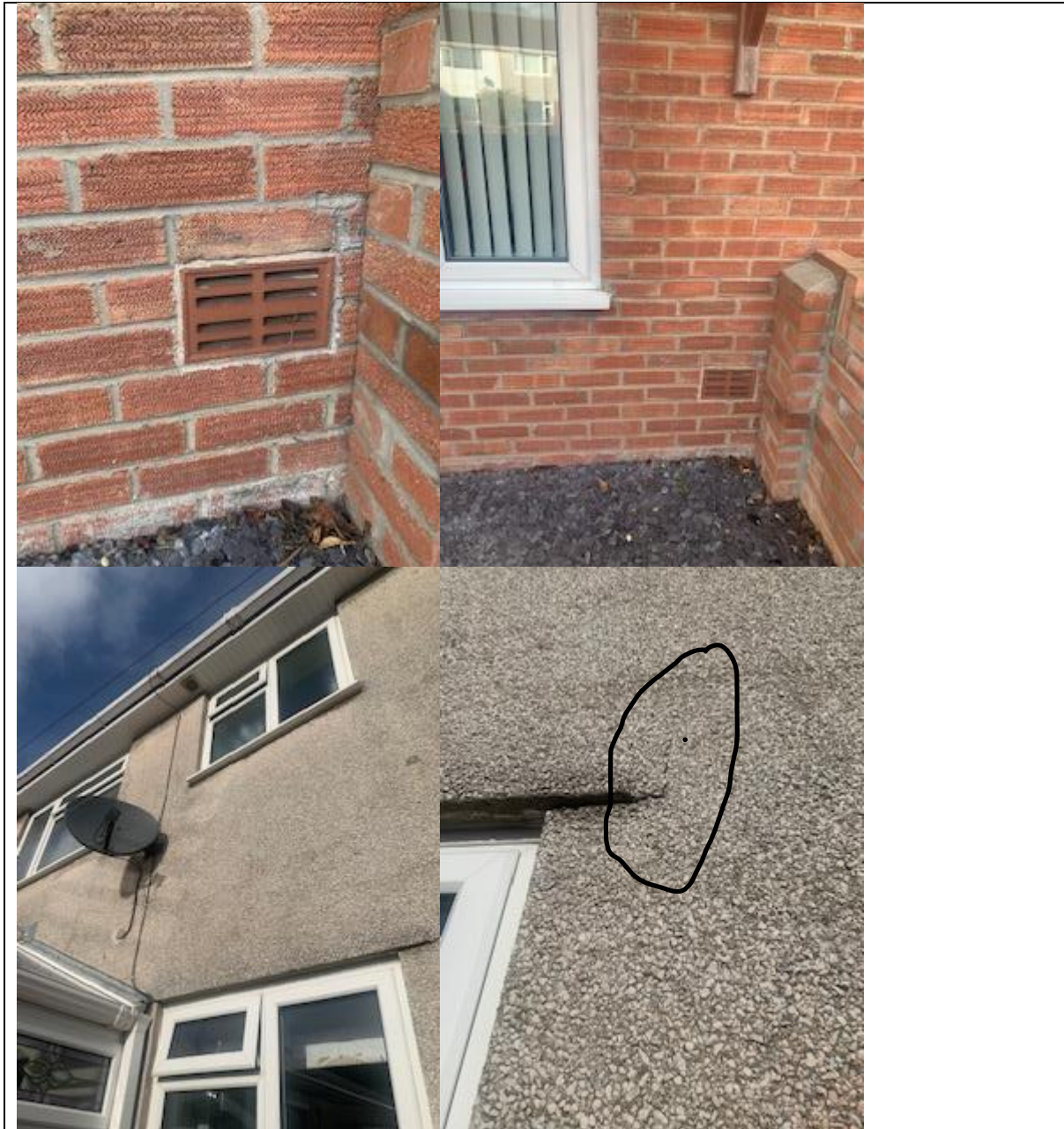
A block cavity wall with and red brick-built external structure on front and side elevations, the rear consists of a limestone chipping pebble dash render.

The side elevation has Damp proof course that can be seen on the property although in areas cement seems to have minor holes in nearby mortar therefore further investigation advised.

The external walls contain built in vents to the front of the house, these are empty and clear of any obstruction to prevent air flow.

The side elevation holds the extractor fan vent, this is clear and free of debris. The rear render seems to have a crack on the opening of the kitchen external window render, further investigation required, this may allow adverse rain to enter and cause damage to the internal walls in the kitchen.







Windows & Outside doors

1

Double glazed windows with plastic sills and both external side doors are of uPVC construction and have been present since 2004 when the conservatory was constructed, all windows in the entire house were replaced.

All windows and doors and seals are in good condition, no issues present currently. The windows and doors were opened and closed as part of the inspection, no issues with movement were noted.



Conservatory and Porches

1

The construction of a conservatory to the rear of the property built in 2004 with red faced brick base formed with 12 double glazed spilt glass panels forming the sides of the conservatory and double-glazed roof formed of 14 glass panels using 2 x patio doors. Internally the conservatory walls are 2.13ft high layered with skimmed plaster and finished with emulsion paint, the conservatory benefits from underfloor heating and 1 large wall hung radiator, underfloor heating was provided to help combat the cold winter temperature and this can help with continued used throughout the whole year. No issues to be found with the conservatory internally and externally. Gutters may need to be cleared, blocked gutters can cause water ingress and large damages internally if not correctly dealt with.

The porch to the front of the house opens up into a hallway leading to an additional side door and downstairs W/C. The porch is completed with skimmed plaster walls painted in a white emulsion and fully fitted carpet.





Other joinery and finishes

NI

Eaves woodwork at first floor level includes uPVC fascia boards, regular upkeep of these is highly advised.

Poor maintenance of these can result in damage to timber frames located inside.

Boundary walls

1

Front garden wall is a stretcher bond wall using red brick. The walls are capped with a 330mm end brick pier. One part of the wall is in front of the artificial grass and the other is in front of slate chippings.

Rear party walls partition both an adjacent property and a rear property. These partition walls are constructed of concrete blocks coating in grey weather resistant paint. The rear party wall contains fence panels which are for decoration purposes only.

All walls are in satisfactory condition, regular wood treatment is advised to protect the rear fences from the weather.



Inside the property

Limitations to the inspection

Inspection limited in the usual way by fitted floor coverings, fitted units and the contents.

Roof Structure

1

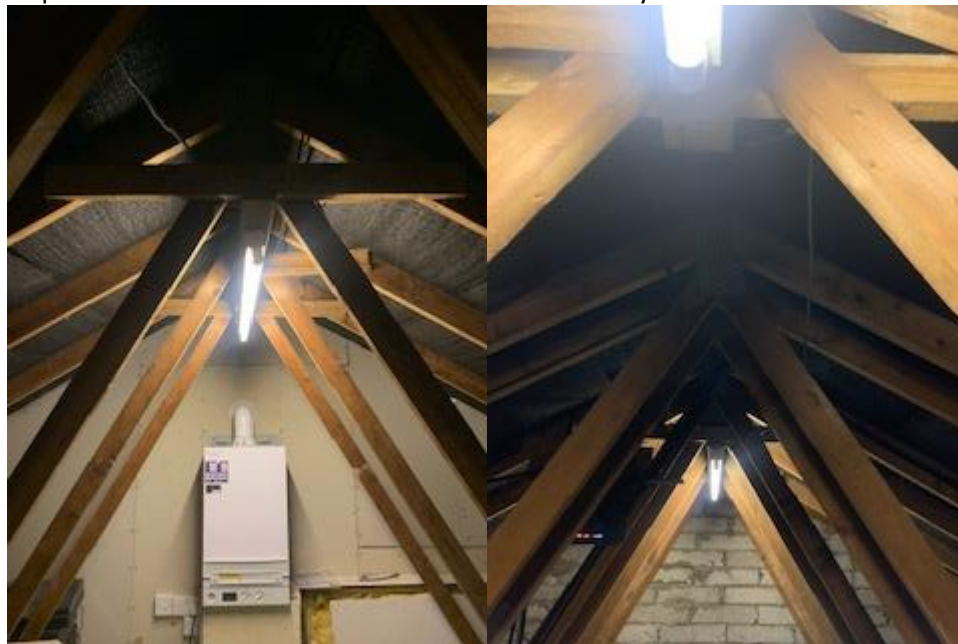
Hatch space to the roof space is located on the landing.

Roof structure consists of a fan type wooden truss with gusset plates. A breathable felt membrane was fitted to aid ventilation accompanied by a ventilation provision.

The attic space is a large span space fitted with carpet and 150mm mineral wool insulation.

The attic currently stores the boiler and has space for additional storage.

Inspection shows the roof structure is in a satisfactory condition.



Ceilings

1

Ceilings appear to be skimmed in plaster finish, coated in emulsion paint. All are in generally good and satisfactory condition.

Hairline crack seems to be present in main bedroom ceiling, where this is present, this should be raked out and refilled as part of ongoing maintenance. To areas with larger cracks, more extensive plaster repair work may be required.

Walls and Partitions

1

Internal face of walls are mainly solid brick faced or timber stud partitioning. The walls have been skimmed with plaster and finished with emulsion paint. All appear to be in satisfactory condition.

Floors

NI

Ground floors are a mixture of solid and suspended timber joist construction.

It is expected from the external evidence that these received damp proof courses, possibly with insulation below a concrete slab. No signs internally of instability.

Hallway and kitchen are finished with laminated flooring tiles with artificial grouting. Living room is finished with fully fitted carpet. There is no sign of defects noted.

All first floors are of a suspended timber joist construction with the usual minor unevenness which is common for a property of this age.

Loose floorboards should be taken up and refixed when floor coverings are next re-laid.

Fireplaces, chimney breasts and flues

NI

Fireplace not present.

Chimney breast no longer present, this was removed with chimney approx. 7 years ago as advised by vendor.

Flue is present from boiler in attic, assumption that the flue is correctly installed, does not appear to have any disrepair although a gas safe register contractor is advised to visit to ensure all fitted correctly.

Built in fittings (built in kitchen and other fittings not including appliances)

1

Kitchen fittings comprise of a relatively modern range of timber laminated wall and base units; no comments can be made on condition due to recently being spray coated to protect wood.

Kitchen appliances included an integral fridge freezer, integral cooker, and hob and a undercounter washing machine. No direct tests of these appliances have been carried out.

Woodwork (for example staircase joinery)

1

Internal woodwork appears to be in good condition given its age. There is a mixture of panelled doors on ground floor and first floor.

First floor has wooden gloss painted panelled doors.

Ground floor has wooden dark oak doors with fanlights.

The staircase has a wooden handrail in satisfactory condition, does appear to be loose in places, tightening advised when new owners take occupancy.

Bathroom fittings

1

Sanitary fittings in the bathroom comprise of a fitted bath and shower with an integrated power shower. Wash hand basin and a high flush fitted toilet.

Bathroom is fitted with light activated extractor fan above bath.

All fittings appear to be in satisfactory condition, although no direct tests have been carried out.

Other

It should be anticipated there may be some scope for redecoration in parts when the owners' contents are removed.

Services

Limitations to the inspection

Standard limitation applies. Services are generally hidden within the construction of the property. Inspections can only be done with visible services.

Electricity

2

The Electricity meter is situated internally under the kitchen cupboard. The electricity meter can also be seen via a glass artificial brick enabling utility companies to access the meter readings without gaining access to the internal area of the house.

The modern consumer unit can be found in the kitchen under counter pantry,
The fuse board can also be located here. Trip switch has been fitted with a newly installed RCD.

A competent and qualified person needs to certify the electric throughout the house to ensure no issues present.



Gas / Oil

2

Mains gas appears to be connected to the property.

The Gas meter is situated externally to the right of the furthest side door.

A gas certificate has been carried out every 12 months with physical records to show and can be provided by the vendor.

Gas safe registered contract should investigate to ensure safety.



Water

1

Water mains to the house are in the pavement in front of the house. House is currently on a fixed main without a meter.

No significant water leaks noted.

The water stop tap valve can be located in the kitchen cupboard next to location of washing machine.



Heating & Hot Water

2

From vendor's information – the boiler which is in the attic was fitted within the last 5 years. The boiler is a combination boiler which supplies hot water to taps, Shower as well as central heating radiators in the house.



Drainage

2

From wastewater and sewerage plans provided by vendor. Sewerage and wastewater drainage is located on the driveway in manhole covered in redbrick to help blend these in.

Manhole in good condition no issues.

It is recommended to have these drains inspected by a specialist drain contractor due to lack of inspection of the physical drains.

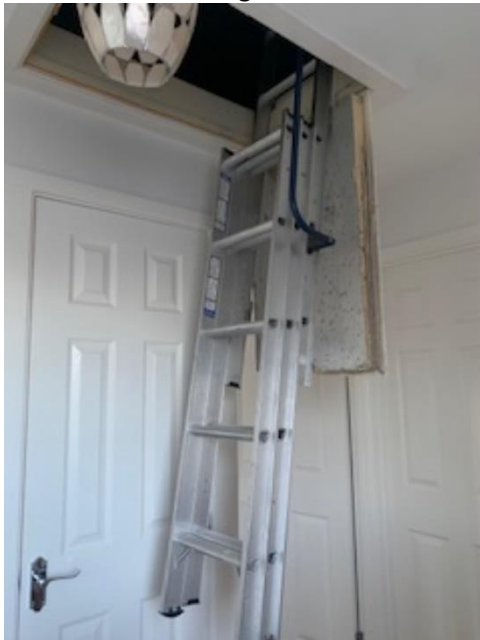


Common Services

Health & Safety

Using ladders to reach roof and gutter operations.

Ladder for access to attic needs to be safely used and secured before and after use. Supervision is essential when using these.



Grounds

Limitations to the inspection

Garage
Detached garage construction with a single skin concrete block with a fiberglass flat roof using wooden beams positioned on a raised solid concrete floor. Garage has potential to house one car where as now, it is currently used for storage. One metal roller shutter door and a wooden side entrance door. All doors have extensive locking systems to ensure high security. On inspection, pooling of water seems to be present on the roof of the garage, further inspection is advised to prevent sagging of the roof which could cause collapse if pooling worsens.





Driveway

1

Large brick driveway, surrounded with concrete block walls.

There is a small area located off the side of the garage which is currently used as a bin refuge area.

Driveway has been built at a slope to help with rainwater drainage.



Front Garden

1

Artificial grassed area surrounded by front walls.
Slate chipping area located in front of the house and porch.



Rear Garden

1

Concrete rear garden layered with artificial grass. Large wooden and metal bi folding gates painted in water resistant wood paint to prevent rotting and damage.



Other

None noted

Risks

Risks to the building
Condensation: No obvious signs of significant issues with condensation noted. Although it is not an issue for the present occupier, this still may occur with a new occupier. It can often be controlled by careful management of heating and ventilation rather than physical adaptations to the building itself.

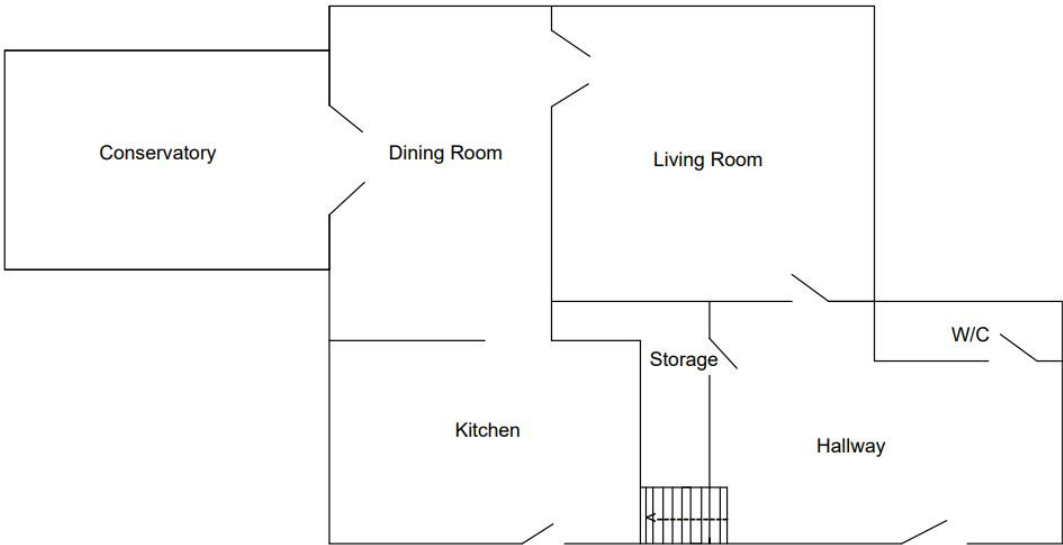
Risks to the grounds
None significant

Risks to the people
Installation of electricity operated smoke and heat detectors is advised.

Other risks or hazards
None noted.

Property Layout

Ground Floor Plan



First Floor Plan

